



RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 2, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Fishman moved, Mr. Supelak seconded, to accept the documents into the record and approve the minutes from January 19, 2023.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes from January 19, 2023, were approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer Rauch

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Jennifer M. Rauch, AICP
Planning Director





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 2, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

**1. Dublin Scioto High School Athletic Outbuildings at 4000 Hard Road
22-164AFDP Amended Final Development Plan**

Proposal: Construction of three athletic outbuildings behind the existing school that include a batting facility and concession stands for softball and baseball on a 54.30-acre site zoned Planned Unit Development, Northeast Quad.

Location: ±520 feet northwest of the intersection of Hard Road with Emerald Parkway.

Request: Review and approval of an Amended Final Development Plan under the provisions of Zoning Code §153.066.

Applicant: Steve Turckes, Perkins+Will Architects; and Jeff Stark, Dublin Schools.

Planning Contact: Taylor Mullinax, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-164

MOTION: Mr. Supelak moved, Mr. Fishman seconded, to approve the Amended Final Development Plan with three conditions:

- 1) That any required changes to building materials that are substantially similar be administratively approved by staff, prior to building permitting;
- 2) That the landscape plan is revised to show existing trees to be removed, prior to building permitting; and
- 3) That the applicant continues to work with Engineering at building permitting to demonstrate stormwater management compliance in accordance with Chapter 53 of the City of Dublin Code of Ordinances.

VOTE: 7 – 0.

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	Yes
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:
Taylor Mullinax
Taylor Mullinax, Planner I





RECORD OF ACTION

Planning & Zoning Commission

Thursday, February 2, 2023 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. Indus Bridge Street at PIDs: 273-012427, 273-012430, 273-012429, 273-008244, 273-009080, 273-009101 22-172CP **Concept Plan**

Proposal: Construction of a mixed-use development consisting of five buildings: a hotel, parking garage, office, and two residential buildings on a 6.29-acre site is zoned Bridge Street District, Scioto River Neighborhood.

Location: North of John Shields Parkway, west of Mooney Street, south of Tuller Road, and east of Riverside Drive.

Request: Review and approval of a Concept Plan under the provisions of Zoning Code §153.066.

Applicant: David Kozar; Indus Companies and Hotels; Miguel Gonzales, Moody Nolan; John Woods, MKSK; and Brian Quackenbush, EMHT

Planning Contact: Zachary C. Hounshell, Planner II

Contact Information: 614.410.4652, zhounshell@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/22-172

MOTION: Mr. Supelak moved, Mr. Way seconded, to approve the Concept Plan with nine (9) conditions:

- 1) The applicant consolidate the number of hotel and garage access points and align with the existing access points on the east side of Mooney Street, to the satisfaction of the City Engineer;
- 2) The applicant provide access to the garage from Longshore Street, to the satisfaction of the City Engineer;
- 3) The applicant reduce the massing of the buildings to meet the Code and to complement the existing character of the Scioto River Neighborhood;
- 4) The applicant identify opportunities to reduce the amount of parking spaces and size of the parking structure to meet the Code, which could include investigating shared parking opportunities throughout the Scioto River Neighborhood District;
- 5) The applicant work with staff to provide additional design details with subsequent applications to provide unique gateway designs at the key intersections that align with the requirements of the Scioto River Neighborhood;
- 6) The applicant submit a Traffic Impact Study at a future time determined by staff;
- 7) The applicant continue to work with staff to ensure the heights of the buildings meet the Code and are compatible with the intent and existing buildings of the Scioto River Neighborhood, subject to staff approval;



2. Indus Bridge Street at PIDs: 273-012427, 273-012430, 273-012429, 273-008244, 273-009080, 273-009101 22-172CP

Concept Plan

- 8) The applicant work with staff to ensure unique, high quality architectural design and details are incorporated within the proposed development that complements the district; and
- 9) The applicant identify additional opportunities to activate the north elevation of the garage along Tuller Road.

VOTE: 6 – 1.

RESULT: The Concept Plan was approved.

RECORDED VOTES:

Lance Schneier	Yes
Rebecca Call	Yes
Mark Supelak	Yes
Kim Way	Yes
Warren Fishman	Yes
Jamey Chinnock	No
Kathy Harter	Yes

STAFF CERTIFICATION

DocuSigned by:

Zachary C. Hounshell

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Zachary C. Hounshell, Planner II

